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We Have A New Director!

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*HUD's mission is to
increase
homeownership, support
community development
and increase access to
affordable housing free
from discrimination*

Ms. Sylvette A. Méndez has been selected as the new Director of the San Juan Multifamily Program Center. Sylvette has been working with HUD since 1989 performing in different capacities such as Asset Manager, Public Trust Officer, and Supervisory Project Manager. She has over 27 years of federal service between HUD, the Department of Veterans Affairs and being a Congressional Aide. Congratulations!

Special Claims Processing Guide

HUD just posted in www.hudclips.org the new Special Claims Processing Guide. It provides HUD staff, Contract Administrators, and owners/management agents information they need to prepare, review and approve special claims. As part of its commitment to provide affordable housing, HUD recognizes that owners of affordable housing have a potential financial risk because of the limitation on security deposits and the need to adhere to waiting list requirements; therefore, owners should be reimbursed for their financial loss through the special claims process.

Processing and approving special claims is the responsibility of the organization administering the assistance contract. This organization could be HUD, a Traditional Contract Administrator, or a Performance Based Contract Administrator (PBCA).

This guide expands on the guidance provided in Chapter 9 of Handbook 4350.3 REV-1, *Occupancy Requirements of Subsidized Multifamily Housing Programs*, for processing special claims.



2nd Annual Puerto Rico SAHMA Conference

The second SAHMA Conference was held in Puerto Rico on June 14-15, 2006 at the Embassy Suites Hotel. Approximately 250 multifamily owners, agents and staff were in attendance. Presentations related to REAC physical inspection scoring, management reviews, tax credits and occupancy were provided. We want to thank our partners from SAHMA, PRAHMA, and the Puerto Rico Housing Finance Authority. Of course the activity was a success because of you. See you next year!!!!!!



St. Croix NN Technical Assistance

Technical assistance on the Neighborhood Networks (NN) Centers initiative was conducted last May at Harborview Apartments, St. Croix USVI. Ms. Evelyn Escobar, Project Manager and Mr. José A. Ayala, NN Coordinator conducted the orientation. The purpose of the meeting was to provide technical assistance to Harborview Apartments and Lorraine Village staff on how to develop and update their business plans in the START system. Ms. Anna Hector (Lorraine Village) and Ms. Denise Roberts (Harborview Apartments) attended the meeting.



A Community Without Walls – Neighborhood Networks Center at Comunidad del Retiro

To allow for some rainbow scenes in so recently stressful moments in Puerto Rico, a new Neighborhood Networks Center opened in Rio Piedras, Puerto Rico.

Headed by the owner, the Mayor of the City of San Juan, Honorable Jorge Santini, and Mr. Dennis W. Hernandez, President of Business Services, Inc. the residents of Comunidad del Retiro Housing for the Elderly, a Section 231 project, Section 8 assisted in Rio Piedras, Puerto Rico, welcomed technology and the opportunities it offers in their opening of a new NN Center.

HUD created Neighborhood Networks in 1995 to encourage property owners to establish multi-service community learning centers in HUD insured and assisted properties. Neighborhood Networks was one of the first federal initiatives to promote self-sufficiency and help provide computer access to low-income housing communities.

“Now the values of families that I so much respect and admire at Comunidad del Retiro Housing will be shared outside the walls of this millionaire project. I encourage each and every one of you attending this opening ceremony to tell the rest of the world that you exist and that you will continue to validate the beauty of the values you once learned with the rest of the world, outside the walls of this project”, an enthusiastic Jorge Santini, City Mayor of the San Juan Capitol expressed to the more than one-hundred persons in attendance during the opening of an NN Center on Wednesday, May 10, 2006.

Neighborhood Networks centers help to improve computer access, advance literacy, prepare residents to take advantage of employment opportunities, provide access to healthcare information, and other social services. The Caribbean HUD Multifamily Program Center staff congratulates San Juan Municipality officials, DWH Business Services, Inc. and residents for this achievement!



From left to right: Dennis W. Hernández, DWH Business Services, Inc., Yolanda Pérez (HUD) and José A. Ayala (HUD)



Celebrating the “Oldies” in Puerto Rico

June 9, 2006 marked the 6th Anniversary of the Annual Elderly Celebration, an event sponsored by the largest multifamily, non-profit owner entity in the Caribbean. Fundación de Hogares para Trabajadores, has been setting aside yearly the first week of June to honor their elderly constituents. Owner of 13 multifamily rental properties Section 202, 236, and 221 (d) (3) in the island of Puerto Rico, Fundación de Hogares successfully hosted the Sixth Annual Elderly Celebration where over 350 persons age 62 and above attended the event.



Gathering of a few elderly residents from different properties, José A. Malavé (FHT), Yolanda Pérez (HUD)

The San Juan Office Multifamily Program Center and its new Director, Ms. Sylvette A. Mendez, congratulates the Board of Directors of Fundación de Hogares for their general support for continuing to address the quality of life of our elderly residents.

FHT has surely added to the 18 principles of elderly in *“adding life to the years that have been added to life”*.



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